Taking Care of Real Property Business

Strategic Communication for Installation Commanders

Taking Care of Real Property Business

Problem Statement

- Need to have accurate, reliable and timely data for the right space, the right mission, at the right time, which can be validated by an unqualified audit opinion
  - You have the responsibility to make this happen
  - You are accountable for all property under your command
  - You can help increase visibility at senior levels

President's Management Agenda (PMA)

Statutory Requirement

- DoD graded quarterly on PMA scorecard against 24 asset data elements
- Performance Measures - 4
  - Utilization rates:
    - Administration, Warehouse, Medical, Housing, Labs
  - Annual Operations and Maintenance costs
  - Quality
  - Mission Dependency

Business Enterprise Architecture (BEA)

OSD Initiative for Business Transformation

- To-Be architecture
- Sustainable business processes
  - Real Property Inventory Requirements (RPIR), Real Property Acceptance Requirements, Construction-in-Progress Requirements, Environmental Liabilities and HAZMAT Requirements, RPUID
- Consistent reporting across DoD for installations and sites

Chief Financial Officer's Act (CFOA)

- Statutory requirement beginning 1990 to report all facilities, uses, dimensions, improvement costs with substantiating audit trail
- Auditable records by end FY09 – Posture the Army for Success

Accurate Accountability

- Generates space and funding requirements

Problems:

- Stove piped information distribution
- Real property asset visibility
- Different tenant organizations not providing project information

Relocatable Accountability

- Relocatable assets are NOT real property
- However, relocatables should be included in the RPI under a special code “R”
- Their visibility allows utilities and SRM requirements to be programmed for them
- Without accurate data in the RPI, installations cannot expect to receive money to support relocatables

Real Property Mission Statement

- Acts on behalf of the Installation Commander for real property custody, safekeeping, and efficient and effective use of all Army lands, facilities and space under their purview
- Must be appointed by the Garrison Commander
- Will be a Federal Government employee
- Responsibilities may not be contracted out
- Must have appropriate training

How Can You Help?

- Raise awareness across the installation
- Make Real Property Accountable Officer duties priority
- Ensure 100% accurate accounting of all of your assets every 3 years (RPI)
- Hold Master Planning Board meetings every 6 months
- Hold Real Property Space Management Board meetings annually or as required

Near-Term Timelines

1. Identify and name sites – Mar 07
2. Correcting accountability
   a. Identify deficiencies and implement corrective action plans for the 24 data elements required by PMA – FY08
   b. Record improvements immediately
   c. Implement and report new business processes and data elements – FY08
   d. Build audit folders for all assets

Long-Term Timelines

- Implement sustainable process verification by FY09
- GFEBS implementation – FY10
- DoDIG Audit – FY11

Summary

- Business Transformation
- PMA Reporting Requirements
- Unqualified Audit Opinion by FY09
- Need Your Help to “Take care of real property business”
- Posture the Army for Success